



LAND AT COLGATES FARM HALSTEAD, SEVENOAKS KENT

Ring-fenced block of Grade III arable land
In all approximately 46.38 acres (18.76 hectares)

For sale by private treaty as a whole or in two lots.

GUIDE PRICE £600,000

LOCATION

The land is situated approximately half a mile northeast of the village of Halstead, in an easily accessible location off Old London Road. Nearby transport connections are provided via the M25 London Orbital Motorway, as well as regular rail services to Central London from Knockholt Railway Station.

Please refer to the Location Plan overleaf for further information.



DESCRIPTION

Offered for sale is a compact block of Grade III arable land, subdivided into two useful field parcels and available to purchase as a whole or in two lots as follows: -

Lot 1: 37.21 acres (15.05 hectares)

Single parcel of arable land enclosed and partially bisected by mature hedgerows, adjoining Old London Road along the eastern boundary.

Lot 2: 9.17 acres (3.71 hectares)

Adjoining Lot 1 to the south and accessible via an open section of hedgerow, a gently sloping parcel of arable land, enclosed by mature hedgerows, and adjoining Shoreham Lane along the southern boundary.

Soils are described by the Soil Survey for England and Wales under the Carstens Series, being well drained fine silty over clayey, clayey and fine silty soils, often very flinty.

The land is crossed by a public footpath which runs southwest across Lot 1 and to the western boundary of Lot 2. Two 33kV overhead lines also cross the land, running parallel, north-south across the land.

The land is in arable rotation and is currently cropped with winter wheat. A schedule of past cropping is available from the agent on request.

Please refer to the Boundary Plan opposite identifying the land edged red. Lot 1 is shown shaded red, Lot 2 is shown shaded blue.

BOUNDARIES

If sold separately, the purchaser of Lot 2 shall be responsible for the erection, maintenance and repair of a suitable fence along the open boundary between Lots 1 & 2.

ACCESS

Gated access points are provided to Lot 1 directly off Old London Road to the east; and Lot 2 directly off Shoreham Lane to the south.

WHAT 3 WORDS

Lot 1 ///bake.ended.parts

Lot 2 ///option.sentences.alien

VIEWINGS

The land may be viewed at any reasonable time during daylight hours, strictly on-foot only and in possession of a hard copy of these particulars. Interested parties viewing the land do so at their own risk. The vendors and their agent do not accept any responsibility for accidents or personal injury sustained while viewing, whether accompanied or not.

METHOD OF SALE

The property is offered for sale by private treaty as a whole or in two lots. The vendor will not be bound to accept the highest or indeed any offer and reserves the right to sell the land via auction or tender later.

TENURE

The land is offered freehold subject to a Farm Business Tenancy. Notice to Quit has been served on the incumbent tenant and therefore vacant possession is available from 30th September 2026. Details of the current tenancy are available from the agent on request.

SPORTING, TIMBER AND MINERAL RIGHTS

Sporting, timber and mineral rights are all included in the sale insofar as they are owned and will pass with the sale of the freehold.



EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of water supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. Further information is available from the selling agent on request.

OVERAGE

The sale will be subject to an overage provision of 30% of any uplift in value attributable to any development, excluding agricultural, for a period of 30 years.

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom.

PHOTOGRAPHS

The photographs included in these particulars were taken in October 2025.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

ACREAGES

Stated acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

E&OE.

